

FILED FOR RECORD AT THE
REQUEST OF/RETURN TO:

Craig E. Cammock
Skagit Law Group, PLLC
P. O. Box 336
227 Freeway Drive, Suite B
Mount Vernon, WA. 98273



201305200168

Skagit County Auditor

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SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2013 1846

MAY 20 2013

Amount Paid \$
Skagit Co. Treasurer
By *[Signature]* Deputy

STATUTORY WARRANTY DEED

Grantor (s): SEAWARD INVESTMENTS, INC.,
a Washington corporation

Grantee (s): ALFCO, LLC,
a Washington Limited Liability Company

Additional Grantor(s) on page(s):

Additional Grantee(s) on page(s)

Abbreviated Legals:

P28776	Ptn Gov. Lot 3, 30-34-4E, W.M.
P28780	Ptn Gov. Lot 4, 30-34-E, W.M.;
P28784	Ptn SE ¼ SW ¼ 30-34N-4E, W.M.;
P28867	Ptn NW ¼ NE ¼ NW ¼, S31-34-R4E, W.M.
P29293	
P118652	Ptn NW ¼ NW ¼ NW ¼ 29-34-4E, W.M.
P28764	Ptn Gov. Lots 1 and 2, 30-34-4E, W.M.
P125001	Lot 4B, Bay Ridge BSP No. PL-06-0184

Additional Legal on page(s): Exhibit "A"

Assessor's Tax Parcel Nos.:

P28867 / 340430-0-057-0002	P118652 / 340429-2-031-0100
P28776 / 340430-0-004-0006	P28764 / 340430-0-002-0008
P29293 / 340431-2-002-0003	P28784 / 340430-0-009-0001
P28780 / 340430-0-007-0003	P125001 / 8065-000-002-0000

THE GRANTOR, SEAWARD INVESTMENTS, INC., a Washington corporation,
for and in consideration of a transfer to its successor, ALFCO, LLC, a Washington Limited
Liability Company, pursuant to a merger (mere change in identity or form), does hereby

convey and warrant to ALFCO, LLC, a Washington Limited Liability Company, all of Grantor's interest in the following described real estate, situated in the County of Skagit, State of Washington, together with all after acquired title of the Grantor therein:

See attached Exhibit "A"

Situate in Skagit County, State of Washington.


SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, court causes and other instruments of record.

NOTE: No excise tax is due pursuant to WAC 458-61A-211(2)(e).

DATED: April 1, 2013.

SEAWARD INVESTMENTS, INC.,
a Washington corporation

By

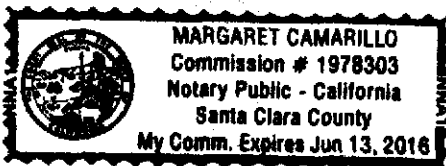



DAVID R. ARMSTRONG
Its President


State of California)
) ss
County of Santa Clara)

I certify that I know or have satisfactory evidence that DAVID R. ARMSTRONG is the person who appeared before me, and said person acknowledged that he signed this instrument as the President of SEAWARD INVESTMENTS, INC., a Washington corporation, and acknowledged it to be the free and voluntary act of said company for the uses and purposes mentioned in the instrument.

DATED: April 1, 2013.





NOTARY PUBLIC


Print Name of Notary
My appointment expires: 6-13-2016

STATUTORY WARRANTY DEED - 2



Exhibit "A"

P28776

Government Lot 3, Section 30, Township 34 North, Range 4 East, W.M., EXCEPT the West 330 feet thereof.

TOGETHER WITH

That portion of the East 832 feet of Government Lots 1 and 2, Section 30, Township 34 North, Range 4 East, W.M., lying South of that existing County Road known as the Kimble Road No. XCV; EXCEPT the following described tracts:

1. BEGINNING at the West $\frac{1}{4}$ of said Section 30;
thence North $1^{\circ}36'30''$ East along the West line of said Section 30, a distance of 1,387.43 feet to a point on the centerline of that County Road known as the Kimble Road No. XCV;
thence South $89^{\circ}57'21''$ East along the centerline of said County Road, a distance of 498.80 feet to the TRUE POINT OF BEGINNING of this description;
thence continuing South $89^{\circ}57'21''$ East along the centerline of said County Road a distance of 200 feet;
thence South $2^{\circ}01'24''$ West a distance of 150 feet;
thence North $89^{\circ}57'21''$ West a distance of 200 feet;
Thence North $2^{\circ}01'24''$ East a distance of 150 feet to the TRUE POINT OF BEGINNING of this description.
2. BEGINNING at the West $\frac{1}{4}$ corner of said Section 30;
thence North $1^{\circ}36'30''$ East along the West line of said Section 30, a distance of 1,387.43 feet to a point on the center line of the County Road;
Thence South $89^{\circ}57'21''$ East along the center line of said County Road, a distance of 890.39 feet to the TRUE POINT OF BEGINNING of this description;
thence South $2^{\circ}01'24''$ West 230 feet;
thence North $89^{\circ}57'21''$ West 220 feet;
thence North $2^{\circ}01'24''$ East 80 feet, more or less, to the South line of a tract conveyed to W.L. Williamson, et ux, by deed dated October 25, 1968, recorded April 7, 1972 under Auditor's File No. 766685;
thence South $89^{\circ}57'21''$ East 28.41 feet, more or less, to the Southeast corner of said Williamson tract;
thence North $2^{\circ}01'24''$ East along the East line of said Tract 150 feet to the centerline of the aforementioned County Road;
Thence South $89^{\circ}57'21''$ East along the centerline of said road 191.59 feet, more or less, to the TRUE POINT OF BEGINNING.
3. That portion of said East 832 feet conveyed to Elizabeth (Betty) J. Sward by Deed recorded under Skagit County Auditor's File No. 200307100092.
4. BEGINNING at the West $\frac{1}{4}$ corner of said Section 30,
thence North $1^{\circ}36'30''$ East along the West line of said Section 30 for a distance of 1,387.43 feet, more or less, to a point on the centerline of that County Road known as Dike Road (Previously

EXHIBIT "A"



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Kimble Road No. XCV);
thence South 89°57'21" East along the centerline of said County Road for a distance of 890.39 feet to the TRUE POINT OF BEGINNING;
thence South 2°01'24" West for a distance of 230.00 feet;
thence North 89°57'21" West for a distance of 220.00 feet;
thence North 2°01'24" East for a distance of 80.00 feet, more or less, to the South line of a tract of land conveyed to W.L. Williamson, et ux, by deed dated October 25, 1968 and recorded April 7, 1972 under Skagit County Auditor's File No. 766685;
thence North 89°57'21" West along said South line for a distance of 171.59 feet, more or less, to the Southwest corner of said Williamson tract, also being a point on the Easterly line of that certain boundary line adjustment to Elizabeth Sward, described on Quit Claim Deed recorded under Skagit County Auditor's File No. 200307100092, also being the Northwest corner of TDR Tract No. 91 shown on that certain Record of Survey map recorded under Skagit County Auditor's File No. 200701260137;
thence South 1°54'00" West along said East line of Elizabeth Sward boundary line adjustment recorded under Auditor's File No. 200307100092, also the West line of said TDR Tract No. 91 and 90 for a distance of 518.85 feet to the Southwest corner of said TDR Tract 90;
thence North 89°13'36" East along the South line of said TDR Tract 90 for a distance of 177.24 feet to the Southeast corner thereof, also being a point on the West line of TDR Tract 82;
thence South 1°08'24" West along said West line for a distance of 137.32 feet to the Southwest corner of said TDR Tract 82;
thence South 89°57'21" East along the South line of TDR Tracts 82, 83 and 84 for a distance of 482.94 feet to the Southeast corner of said TDR Tract 84;
thence North 1°01'48" East along the East line of TDR Tracts 84 and 87 or the East line extended for a distance of 803.38 feet, more or less, to a point on the centerline of said Dike Road at a point bearing South 89°57'21" East from the TRUE POINT OF BEGINNING;
thence North 89°57'21" West along said centerline for a distance of 257.77 feet, more or less, to the TRUE POINT OF BEGINNING.

TOGETHER WITH a non-exclusive easement to construct, maintain and repair a 10 inch pipeline, the same to be buried at a depth of not less than 30 inches on the strip of land described as follows:

BEGINNING at the West ¼ of said Section 30;
thence North 1°36'30" East, along the West line of Section 30, a distance of 1,387.43 feet to a point on the centerline of the County road;
thence South 89°57'21" East, along the centerline of the County road, a distance of 996.89 feet to the TRUE POINT OF BEGINNING of this description;
thence continuing South 89°57'21" East, along the centerline of the County road, a distance of 60 feet;
thence North 0°30'24" East a distance of 610.13 feet, more or less, to a point on the South line of that dike right of way as conveyed to Dike District No. 3 by that deed filed under Auditor's File No. 77342, records of Skagit County, Washington;
thence South 81°53'03" West along the South line of said dike right of way, a distance of 60.69 feet;
thence South 0°30'24" West a distance of 601.52 feet, more or less, to the TRUE POINT OF BEGINNING,

EXHIBIT "A"



EXCEPT County Road along the South side thereof.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

P28764

That portion of the East 832 feet of Government Lots 1 and 2, Section 30, Township 34 North, Range 4 East, W.M. lying South of the existing road known as the Kimble Road No. XCV being more particularly described as follows:

BEGINNING at the West $\frac{1}{4}$ corner of said Section 30,
Thence North $1^{\circ}36'30''$ East along the West line of said Section 30 for a
Distance of 1,387.43 feet, more or less, to a point on the centerline of
that County Road known as Dike Road (previously Kimble Road No.
XCV);
thence South $89^{\circ}57'21''$ East along the centerline of said County Road
for a distance of 890.39 feet to the TRUE POINT OF BEGINNING;
thence South $2^{\circ}01'24''$ West for a distance of 230.00 feet ;
thence North $89^{\circ}57'21''$ West for a distance of 220.00 feet;
thence North $2^{\circ}01'24''$ East for a distance of 80.00 feet, more or less, to
the South line of a tract of land conveyed to W.L. Williamson, et ux, by
deed dated October 25, 1968 and recorded April 7, 1972 under Skagit
County Auditor's File No. 766685;
thence North $89^{\circ}57'21''$ West along said South line for a distance of
171.59 feet, more or less, to the Southwest corner of said Williamson
tract, also being a point on the Easterly line of that certain boundary line
adjustment to Elizabeth Sward, described on Quit Claim Deed recorded
under Skagit County Auditor's File No. 200307100092, also being the
Northwest corner of TDR Tract No. 91 shown on that certain Record of
Survey map recorded under Skagit County Auditor's File No.
200701260137;
thence South $1^{\circ}54'00''$ West along said East line of Elizabeth Sward
boundary line adjustment recorded under Auditor's File No.
200307100092, also the West line of said TDR Tract No. 91 and 90 for a
distance of 518.85 feet to the Southwest corner of said TDR Tract 90;
thence North $89^{\circ}13'36''$ East along the South line of said TDR Tract 90
for a distance of 177.24 feet to the Southeast corner thereof, also being a
point on the West line of TDR Tract 82;
thence South $1^{\circ}08'54''$ West along said West line for a distance of
137.32 feet to the Southwest corner of said TDR Tract 82;
thence South $89^{\circ}57'21''$ East along the South line of TDR Tracts 82, 83
and 84 for a distance of 482.94 feet to the Southeast corner of said TDR
Tract 84;
thence North $1^{\circ}01'48''$ East along the East line of TDR Tracts 84 and 87
or the East line extended for a distance of 803.38 feet, more or less, to a
point on the centerline of said Dike Road at a point bearing South
 $89^{\circ}57'21''$ East from the TRUE POINT OF BEGINNING;
thence North $89^{\circ}57'21''$ West along said centerline for a distance of
257.77 feet, more or less, to the TRUE POINT OF BEGINNING.

EXHIBIT "A"



201305200168

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

P125001

Lot 4B of Bay Ridge Business Park Binding Site Plan, Phase 4, BSP No. PL-06-0184, as approved July 28, 2006, and recorded July 28, 2006, under Auditor's File No. 200607280039, records of Skagit County, Washington; being a portion of Southeast ¼ of Section 34, township 35 North, Range 3 East of the Willamette Meridian.

Situate in the County of Skagit, State of Washington.

P118652

That portion of the Northwest ¼ of the Northwest ¼ of Section 29, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at the intersection of the West line of the East 265 feet of the Northwest ¼ of the Northwest ¼ of the Northwest ¼ of Section 29, Township 34 North, Range 4 East, W.M., and the North right-of-way margin of Hazel Street; thence North 0 degrees 18'07" East 20.00 feet along said West line; thence North 49 degrees 17'00" West 83.00 feet; thence North 0 degrees 18'07" East 33.00 feet; thence South 89 degrees 58'43" West 87.00 feet; thence South 0 degrees 18'07" West 49.00 feet; thence South 61 degrees 41'10" East 122.55 feet, more or less, to said North right-of-way margin of Hazel Street at a point bearing South 89 degrees 58'43" West 42.00 feet from the point of beginning; thence North 89 degrees 58'43" East 42.00 feet along said North margin to the point of beginning;

Situate within the County of Skagit, State of Washington.

P28780, P28784, P28867, and P29293

The South ½ of Government Lot 4; the Northeast ¼ of Government Lot 4 and the South 16.5 feet of the Northwest ¼ of Government Lot 4 all in Section 30, Township 34 North, Range 4 East, W.M.

ALSO, that portion of the Southeast ¼ of the Southwest ¼ of Section 30, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at the Southwest corner of said subdivision; thence North along the West line thereof 20 feet; thence South 45° East to a point on the South line of said Section 20 feet East of the point of beginning; thence West to the point of beginning.

ALSO, the Northwest ¼ of the Northeast ¼ of the Northwest ¼, Section 31, Township 34 North, Range 4 East, W.M.

Situate within the County of Skagit, State of Washington.

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P125001

Lot 4B of Bay Ridge Business Park Binding Site Plan, Phase 4, BSP No. PL-06-0184, as approved July 28, 2006, and recorded July 28, 2006, under Auditor's File No. 200607280039, records of Skagit County, Washington; being a portion of Southeast $\frac{1}{4}$ of Section 34, township 35 North, Range 3 East of the Willamette Meridian.

Situate in the County of Skagit, State of Washington.

P118652

That portion of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 29, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at the intersection of the West line of the East 265 feet of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 29, Township 34 North, Range 4 East, W.M., and the North right-of-way margin of Hazel Street; thence North 0 degrees 18'07" East 20.00 feet along said West line; thence North 49 degrees 17'00" West 83.00 feet; thence North 0 degrees 18'07" East 33.00 feet; thence South 89 degrees 58'43" West 87.00 feet; thence South 0 degrees 18'07" West 49.00 feet; thence South 61 degrees 41'10" East 122.55 feet, more or less, to said North right-of-way margin of Hazel Street at a point bearing South 89 degrees 58'43" West 42.00 feet from the point of beginning; thence North 89 degrees 58'43" East 42.00 feet along said North margin to the point of beginning;

Situate within the County of Skagit, State of Washington.

P28780, P28784, P28867, and P29293

The South $\frac{1}{2}$ of Government Lot 4; the Northeast $\frac{1}{4}$ of Government Lot 4 and the South 16.5 feet of the Northwest $\frac{1}{4}$ of Government Lot 4 all in Section 30, Township 34 North, Range 4 East, W.M.

ALSO, that portion of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 30, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at the Southwest corner of said subdivision; thence North along the West line thereof 20 feet; thence South 45° East to a point on the South line of said Section 20 feet East of the point of beginning; thence West to the point of beginning.

ALSO, the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, Section 31, Township 34 North, Range 4 East, W.M.

Situate within the County of Skagit, State of Washington.

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